



TOWN OF PELHAM

6 Village Green
Pelham, NH 03076

ZONING BOARD OF ADJUSTMENT AGENDA

January 10, 2022

Location: TOWN HALL, 6 Village Green, Pelham, NH 03076

7:00 p.m.

Meeting called to order

MINUTES

December 13, 2021

COURT ORDERED REMAND

GENDRON, Patrick & Kim – 579 Bridge Street – Map 22 Lot 8-85 (*Court Ordered Remand to review only the hardship criterion as directed by the Housing Appeals Board's decision order dated September 16, 2021*) Seeking a Variance to Article III, Section 307-7, Article IV, Section 307-16B, and Article V, Section 307-18 of the Zoning Ordinance to permit a Workforce Housing Development in the B-5 Zone.

CONTINUED

ZO2021-00033

SOUSA, Jose – 25 Hearthstone Road – Map 14 Lot 3-36 – Seeking a Special Exception to Article XII, Section 307-74 of the Zoning Ordinance to permit an existing unpermitted Accessory Dwelling Unit located within the basement, to remain and to bring it into compliance.

HEARINGS

ZO2022-00001

BILLINGS, Raymond – 143 Old Gage Hill Road – Map 17 Lot 13-49 – Seeking a Special Exception to Article XII, Section 307-74 of the Zoning Ordinance to permit construction of a 960 sq. ft. Accessory Dwelling Unit to a single family home while expanding the existing house with a new Master Bedroom suite (this lot is the result of Voluntary Lot Merger between 17-13-49 & 17-13-50)

ZO2022-00002

SCHNEIDER, Eric – 2 Little Island Park – Map 24 Lot 11-310 – Seeking a Variance to Article III, Section(s) 307-12 Table 1, 307-13, 307-14 & Article VII, Section(s) 307-37, 307-41 of the Zoning Ordinance to permit construction of a 2nd story on a newly renovated existing single story home, using the homes original footprint on a non-conforming lot located within the WCD's 50' setback. Proposing to add a master bedroom with a ¾ bath and laundry room, with partial attic space above and storage. Also, an enclosed 5' x 5' entrance located approximately 6' from property line and a 20' x 24' 2-car garage to be constructed from 5' to 10' from property line. The total height of home will be 27' from grade.

ZO2022-00003

CLEMENS-FOX, Carol – 466 Windham Road – Map 8 Lot 9-144-5 – Seeking a Variance to Article II, Section(s) 307-6, 10 & Article III, Section(s) 307-12 Table 1, 307-14 of the Zoning Ordinance to permit one lot of a future 3 lot subdivision to have 0.83 acres where 1-acre is required. All other requirements for this lot if approved will be met. Also, to permit the continued use of a private drive to a single-family home that has been in use since the 1800's.

NON-PUBLIC SESSION

If requested in accordance with RSA 91-A:3 to discuss legal matters.

Most meetings are tape-recorded

If you are disabled, you have the right to attend, hear and participate in all public meetings held by the Town of Pelham. In accordance with the Americans with Disabilities Act the town will provide auxiliary aids and services to accomplish this if they are needed. Please contact this office 72 hours in advance if you need assistance.